

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, MARCH 9, 2011

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Kevin Ruedisueli, Chairman, At Large; Cliff Keirce, Vice Chairman, Dulles District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Robert Klancher, Broad Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: Van Armstrong, Program Manager, Land Use Review; Miguel Salinas, Program Manager, Community Information/Outreach; Planners: Judi Birkitt, Stephen Gardner, Evan Harlow, Ginny Rowen; William Marsh, Building and Development; Lou Mosurak, George Phillips, Office of Transportation Services; Nancy Bryan, Recording Secretary.

A. ACTION SUMMARY REVIEW

1. The Action Summary of February 2, 2011 was approved (9-0).
2. The Action Summary of February 9, 2011 was approved as amended. (8-0-1, Syska abstained).
3. The Action Summary of February 16, 2011 was approved (8-0-1, Ronis abstained).
4. The Action Summary of February 23, 2011 was approved as amended (9-0).

B. DISCLOSURES

1. Ms. Robinson worked on 3/1/11 and 3/3/11 with Leesburg citizens and staff on the County Master Plan.
2. Ms. Austin had an e-mail exchange with the applicant regarding Stonewall Secure Business Park.
3. Mr. Klancher had a conversation with Mike Banzhaf and Sally Hankins regarding the Dulles Town Center and Fox Gate applications.
4. Ms. Maio had on 2/22/11 a telephone discussion with Tim Sargent regarding the New Road Substation application; on 3/9/11 had a telephone conversation with Sally Hankins regarding the Dulles Town Center application.
5. Mr. Bayless had a meeting on 3/7/11 with Mrs. Jewell and Mrs. Reilly regarding the T-Mobile Sterling application; on 3/8/11 had a subsequent telephone call with Mrs. Reilly regarding the T-Mobile Sterling application.
6. Mr. Keirce met on 2/23/11 with John Andrews regarding the Stonewall Secure Business Park application; on 2/24/11 met with several representatives of Digital Realty Trust regarding an upcoming application for a data center on Moran Road; on 2/28/11 met with two Regency HOA members regarding the upcoming Loudoun Metro application; met on 3/3/11 with Tim Sargent, applicant for New Road Substation; on 3/3/11 had a telephone conversation with John McGranahan regarding the Fox Gate application.
7. Ms. Syska had telephone contact with Mike Banzhaf regarding the Dulles Town Center application.
8. Mr. Ronis had a telephone conversation on 3/9/11 with Sheila Reilly regarding the T-Mobile Sterling application.

9. Mr. Ruedisueli met on 3/9/11 with John Andrews regarding the Stonewall Secure Business Park application; on 3/7/11 had a conversation with Mike Banzhaf regarding the proffers for Fox Gate; on 3/8/11 and 3/9/11 had telephone conversations with Sally Hankins regarding the Dulles Town Center worksession items.

C. BRIEFING OF THE MARCH 23, 2011 PUBLIC HEARING ITEMS

1. CMPT 2010-0008, New Road Substation

Items for further discussion include property owner notification, community meetings held, and any personal contact with residents who live closest to the proposed site; distance from the Bull Run tributary; implications with regard to the Chesapeake Bay regulations.

2. ZMAP 2008-0017, SPEX 2008-0068, SPEX 2008-0069, SPEX-2008-0070, SPEX 2010-0018, SPEX 2010-0034, CMPT 2010-0014, Stonewall Secure Business Park

Items for further discussion include land use scale and intensity; open space; building heights; building design; archaeological pottery site; preservation of the hardwood forest resources in the central portion of the site; preservation of the 120-year old White Oak tree; Phase 3 transportation impacts; Cochran Mill Road right-of-way dedication; clarification of proffered uses; proposed zoning modifications.

D. WORKSESSION ITEMS

1. CPAM 2009-0001, Route 28 Keynote Employment Policies Comprehensive Plan Amendment

The Planning Commission certified the February 7, 2011 Draft of CPAM 2009-0001, Route 28 Keynote Employment Policies, and recommended to the Board of Supervisors approval of the CPAM. **(6-3, Bayless, Robinson, Syska opposed)**

2. ZMAP 2002-0017, Parc Dulles II

Issues discussed included the capital facilities contribution, cash contributions, cash equivalency, and the extension of Haleybird Drive. Discussion of the application will continue at a future Planning Commission Worksession.

3. ZMAP 2007-0001, ZCPA 2007-0001, SPEX 2008-0047, SPEX 2008-0048, Dulles Town Center

Issues resolved include Land Bay CC-1 (Destination Retail); Land Bay TC-3 (Residential along Route 7); phasing; capital facilities; Route 28 buy-out; stormwater management pond; tree conservation; wetland mitigation; shared-use trails; traffic study amendments; intersection improvements; signalization; commuter parking lot phasing; mass transit facility phasing; circulator bus; square foot transfer; proffer audit; modifications; escalation clause.

Items for further discussion include civic uses, exclusion of unmet housing needs from capital facilities; intersection of Route 7 and City Center Boulevard; and proffer status.